

**CITY OF EULESS
PLANNING AND ZONING COMMISSION
AUGUST 7, 2018
MINUTES**

A regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 5:30 p.m. on August 7, 2018 in the Pre-Council Conference Room of City Hall, 201 North Ector Drive. Those present included Chairman Richard McNeese, Vice Chairman LuAnn Portugal, and Commission Members: Eric Owens, Curtis Brown, Ronald Dunckel, and Warren Wilson.

During the Pre-Session Meeting:

- Senior Planner Stephen Cook reviewed the regular agenda.
- Director of Planning and Economic Development Mike Collins presented the Development Update.

PLANNING AND ZONING CONSIDERATION OF SCHEDULED ITEMS – PRE-COUNCIL CONFERENCE ROOM

The Euless Planning and Zoning Commission continued their meeting in the Council Chambers at 6:30 p.m. for consideration of scheduled items.

STAFF PRESENT:

Mike Collins, Director of Planning and Economic Development
Stephen Cook, Senior Planner
Hal Cranor, Director of Public Works and Engineering
Tesla Harlan, Administrative Secretary
Don Sheffield, Building Official
Paul Smith, Fire Marshal

VISITORS:

Troy Ficken
Amish Patel
Blick Johnson
Richard Johnson
John Feltman
Melanie Feltman
Roy Allman
Jan Allman
Abdul Caram
Joe Roberts
Sherrie Roberts
Margie Bowen
Richard Bowen
Cheryl Moreland

Dixie Conley
Emad Salem
S. Bentel
Lloyd McCutchen
Toni McCutchen
Owen Gibbs
Joe Tindel
Jennifer Tindel
Royce Lee
Leo Rocha
Elie Rocha
Daniel Olson
Denise Olson
Rocky Dennis
Tricia Harden
Kyle Sozzen
Virgil Laferney

INVOCATION

Vice Chairman Portugal gave the invocation.

THE PLEDGE OF ALLEGIANCE

Commissioner Brown led the pledge of allegiance.

ITEM 1. APPROVED PLANNING AND ZONING MINUTES

Commissioner Dunckel made a motion to approve the minutes for the regular meeting of July 17, 2018.

Commissioner Wilson seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal and Commission Members:
Brown, Dunckel, and Wilson.

Nays: None

Abstention: Owens

Chairman McNeese declared the motion carried. (5-0-1)

ITEM 2. HELD A PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 18-10-SUP AND RECOMMENDED AN ORDINANCE

Chairman McNeese opened the public hearing at 6:34 p.m.

Senior Planner Stephen Cook gave a brief description of the case. Specific Use Permit (17-07-SUP) for the La Quinta Del Sol, located at 2550 State Highway 121, was originally recommended for approval by the Planning and Zoning Commission on August 1, 2017. The SUP was approved by the City Council on August 15, 2017.

The site is currently under construction. The developer is requesting a modification to the approved SUP by replacing the brick indicated on the east elevation (facing away from the public right-of-way) with a three-part true stucco. The three-part true stucco is an approved masonry material as per section 84-181 of the Unified Development Code. The developer has not requested any further modifications to the SUP.

Staff recommends the Specific Use Permit, with the following conditions:

- a. The Specific Use Permit is tied to the Property Owner: GSP Investments; and,
- b. The Specific Use Permit is tied to the Business Name: La Quinta Del Sol, and,
- c. The hotel will be inspected by the City of Euless based on applicable provisions of the City of Euless Property Maintenance Code. Information about hotel inspection standards is provided to the owner and operator, and,
- d. The Specific Use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

Chairman McNeese asked if the applicant was present.

Mr. Cook stated that the applicant, Amish Patel, was in attendance.

Chairman McNeese asked to hear from any proponents/opponents who wished to speak.

Seeing none, Chairman McNeese closed the public hearing at 6:36 p.m.

Commissioner Owens expressed his disappointment with this project's modifications and the process of amending the originally approved plans. He stated that he assumed costs would have been calculated at the time of planning the project, especially for a company of this size, and that he was unhappy that the change was being presented to the Commission with a lesser design. He stated that it was a major change to switch from brick to stucco.

Vice Chairman Portugal stated that she agreed with Commissioner Owens. She stated that the City staff and the Commission put a lot of consideration and time into the project upon the initial submittal. She stated that it offended her that the applicant came back to lower the standard that was previously agreed upon.

Commissioner Dunkel asked for the manner in which the brick will tie into the new stucco area.

Mr. Cook stated that brick and stucco tie in at the corners of the building.

Chairman McNeese stated that he agreed with Commissioner Owens and Vice Chairman Portugal. He stated that the time spent by the Commission, which is comprised of volunteers, along with the hours of time spent by staff reviewing the plans and compiling information for the Planning and Zoning Commission meetings, to then be presented to City Council for a vote, is valuable. He stated that the resubmittal presenting a change resulting in a lower quality product, a year after the initial approval, was not appreciated. He stated that it appears that the change was being requested because the material is less expensive. But, because it is an acceptable material allowed by the Unified Development Code, he will have to support it.

There were no further questions or comments presented by the Commission.

Commissioner Dunkel made a motion to recommend approval of Case No. 18-10-SUP for a Specific Use Permit on 1.804 acres of the L. Franklin Survey, Abstract No. 513, Tracts 4F, 4F1 and portion of 4D, to be platted as Centurion Addition, Block B, Lot 1, 2600 Block of SH 121 for a Modification to a Hotel in TX 121 Gateway District (TX-121).

Chairman McNeese seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal and Commission Members: Owens, Brown, Dunkel, and Wilson.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (6-0-0)

ITEM 3. HOLD A PUBLIC HEARING FOR PLANNED DEVELOPMENT NO. 18-03-PD

Chairman McNeese opened the public hearing at 6:45 p.m.

Senior Planner Stephen Cook gave a brief description of the case. The property is 36.288 acres located at Westpark Way and W. Pipeline Road. The property is currently zoned Single Family Detached Dwelling (R-1) district. Lennar Homes is the developer and homebuilder of five (5) subdivisions within the Riverwalk Planned Development zoning district during the past several years. Due to the strong home sales within these subdivisions and the strong market in Euless, the company has acquired additional property. They are seeking approval of a Planned Development ordinance for a one hundred eight (108) lot single-family subdivision with similar design standards as was approved in the RiverWalk Planned Development Ordinance. There are two occupied homesteads on the parcels associated with the rezoning.

The original Riverwalk Planned Development ordinance has been edited to create the proposed Planned Development zoning. Slight modifications have been made to the single-family development and design standards to increase the street widths.

The lot type for the subdivision will be a R5 front-garage loaded product. Streets will be the R1 residential street widths with a minimum of thirty-one (31') feet of pavement. Sidewalks will be six (6') feet wide with a seven and one half (7.5') foot parkway with a variety of street tree types.

Setback distances for the front yards are set at a minimum of fifteen (15') feet. This creates an effective setback distance of twenty-eight and a half (28.5') feet from the curb to the front building line. Garages must be a further seven (7') feet from the building line allowing full parking of vehicles without encroachment on the sidewalk.

The proposed subdivision contains 108 lots. Fifty-four (54) of these lots will be 7,800 SF or greater and have a lot dimension of sixty-five (65') feet in width and at least one hundred twenty (120') feet deep. The other fifty-four (54) lots will be 6,000 SF or greater and have a lot dimension of fifty (50') feet in width and at least one hundred twenty (120') feet deep. The lot layout is designed to accommodate the natural topography of the site. Therefore, the lots vary in size from 6,000 SF to over 15,000 SF, while meeting the standard described above. The median lot size in the subdivision is 7,840 SF. Lots along the existing neighborhood to the north (Block A, Lots 1 – 14) are deeper to accommodate a similar character of that neighborhood. An additional fifteen (15') foot buffer is established to the rear setback to preserve as many trees along the existing property line as possible. The street in front of the Block A lots is ten (10') below the grade of the rear property line of the Block A lots.

There are five (5) open space lots associated with this development. These lots are primarily designed to preserve existing drainage areas and trees. The easternmost open space lot will have additional landscaping and sidewalks internal to the site.

Street trees of a variety of species will be planted throughout the parkway areas of the streets and maintained to accommodate emergency equipment.

The subdivision will connect to existing neighborhoods with dead-end streets which were designed for future connectivity. Christopher Lane within the Park Hill Subdivision will be extended into the subdivision to the east. Coyote Drive in the Villas of Texas Star will be extended north. The subdivision will also connect to Westpark Way.

All construction standards, with one exception, are identical to the Riverwalk Planned Development including the single-family architectural standards. The exception is that any two-story structures will be single story at the rear elevations and will not have a second floor window that would face the home site behind a home. This provision would be of particular interest to the residents of the existing single-story residences to the north and any concerns about a loss of privacy.

Staff recommends approval of the Planned Development Ordinance.

Jack Rowe, land development manager for Lennar Homes, stated that he met with several homeowners the night before, and learned that the main concerns were the loss of trees, lack of privacy, and the fact that the land has never been developed and would now have homes on it. He stated that as a result, Lennar is requiring a 15 foot tree buffer between the north side of the development and the adjacent existing homes, and the trees would be protected in the future with a CC&R (Declaration of Covenants, Conditions, and Restrictions) required of the new homeowners by the homeowners association. To address the privacy concerns, he stated that the rear second story windows would be removed from the new homes abutting the existing neighboring homes to the north side of the development. He stated that the homes proposed to be built were of high quality, and prices start at \$400,000, which should lift the value of the surrounding community.

Chairman McNeese stated that a determination had been made based on various circumstances that new property owner notices would be mailed out, and this case would be presented again to the Planning and Zoning Commission on August 21, 2018, at which time a formal vote would be made. As a courtesy to those residents who received the previous property notice, the Commission would open the public hearing, take public comments, close the public hearing, and take no formal action on the case.

Owen Gibbs, of 2146 Eva Lane, thanked Mr. Collins for his time and effort spent addressing all of the concerns of himself and his neighbors, and appreciated that Mr. Collins took time out of his evening on Monday night to come visit his home to speak. Mr. Gibbs stated that he appreciated the tree buffer zone. He proposed that a higher authority than a homeowners association be involved in the future, should the new property owners wish to remove trees, as he did not think that the homeowners association for that neighborhood would make the most considerate decision, seeing as how the trees affect the properties to the north, for homeowners not in that neighborhood. He stated that his other concern was for the wildlife that currently lives on the property, and proposed live capture and relocation. He stated that he would vote to approve the planned development zoning change, as the standards seem superior to the existing R-1 zoning.

Jennifer Tindle, of 803 Park Hill Drive, thanked Mr. Collins for visiting the neighborhood the night before. She stated that her house on Park Hill Drive abuts the side yard of Lot 1 in the new development, and the windows on that side of the new house would look straight down into her property. She stated that the developer addressed the window concerns of the rear elevations for the new homes to the north, and would like for a consideration to be made for the residents on Park Hill Drive, of either a buffer or a limit to one story homes on those lots. She stated that it seemed like a nice development, and was not opposed to it.

Joe Roberts, of 2144 Eva Lane, asked if Phase 2 was the same areas that are in the floodplain, and if areas would be taken out of the floodplain for future development. He

also asked if the current property owners, McMullin and Autrey, would remain involved throughout the development if there are any issues.

Mr. Cook stated that area on the map labeled Phase 2 will be built in the future, and was included here in this case so that the zoning could be in place at the time that the property is sold for development, and held to the same design standards as the first phase. The existing home on the property is outside of the floodplain. The floodplain area would be preserved by plat to always remain an open space area, and not be built upon. He stated that Christopher Lane and Coyote Drive will both connect into this neighborhood, as the City does not allow dead end streets without the intention to eventually connect them. He stated that Phase 1 would be able to operate even without the development of Phase 2, including the emergency access, drainage, and open space.

Joe Roberts asked if any engineers were involved with the design and planning of this development. He stated that several of his neighbor's lots flood, and he believes the new development will not help the flooding. He also stated that there are two vacant lots in his neighborhood that are not developed because of the flooding issues.

Hal Cranor, Director of Public Works and Engineering, stated that the floodplains are established and reviewed by the Corps of Engineers and FEMA. He stated that the floodplain is not changing in this area, and that his department's responsibility is to ensure that the flooding does not get worse. He stated that one of the problems in this area is that the empty wooded property blocks the flow downstream, and that the future maintenance of the property by the HOA would improve the situation, since currently, the vacant land is unmaintained. He stated that the only reason the Corps of Engineers would get involved at this point would be if the floodplain area was changing or being developed, which is not the case. He also stated that the City purchased the two previously mentioned lots that flooded, in order to prohibit construction on those sites and future damages to homes there. He stated that part of the review process with the City for the developer is to ensure that flooding in the area does not worsen, and they are held to several standards reviewed by staff.

Abdul Caram, of 701 Park Hill Drive, stated that he believed that since there would be more cement on the property, it would allow for less drainage. He also stated that he was concerned with the increased traffic on Christopher Lane, adding to the traffic on Westpark Way. He stated that there is no traffic light at that location and believes it is dangerous. He asked if the area could be evaluated for the installation for a traffic light. He also asked if some beautification and continuity could be added to the existing retaining walls and fencing along Westpark Way to match the new fencing of the development.

Mr. Cranor stated that the developer will be required to do a Traffic Impact Analysis, and if the data generated indicates that it is necessary, then a signal would be installed.

Mr. Collins stated, regarding the continuity of fencing, options could be discussed if they did not involve other people's private property.

Emad Salem, of 806 Park Hill Drive, requested that the 15 foot tree buffer area transfer ownership to the City of Euless.

Mr. Collins stated that the buffers are contained within private property lots, and the greatest amount of restriction that could legally apply to those areas would be to have them remain under ownership of the individual property owners, and be protected by the CC&R documents.

John Feltman, of 805 Park Hill Drive, questioned why the buffer was only along the houses on Eva, and not throughout the entire development.

Mr. Collins stated that the north end of the development had the flexibility to add the tree buffer because of the greater depth of those lots, unlike the rest of the development. The other lots would have to have their front setback distances reduced, the home sizes reduced, or eliminate the backyards. Any of these alterations would result in significant change to the design and layout of the community. The City will ask Lennar if they have a desire to evaluate that, and if there is, then to understand what the consequences of those changes would be to the entirety of the subdivision's design.

Chairman McNeese closed the public hearing at 7:35 p.m.

There were no further questions or comments presented by the Commission.

No formal action was taken.

ITEM 4. APPROVED LAND PLAN NO. 18-01-LP

Senior Planner Stephen Cook gave a brief description of the case. The property is located on the northwest corner of E. Harwood Road and State Highway 360, Community Business Zoning District (C-2). Section 84-406 of the Euless Unified Development Code describes the use of a Land Plan to review and approve a general plan for the development of property including the layout of streets, lots, open space and sites for public facilities and utilities. This allows the developer and staff to evaluate connectivity internal to the site and major utility issues prior to platting or site planning of the individual lots. This project is a 6.8 acre mixed commercial development intended to be subdivided into six (6) lots. Lot 3 indicated on the plan is under separate ownership, and was platted previously. The remaining property consists of unplatted property and land acquired from Texas Department of Transportation (TxDOT) surplus right-of-way for SH 360.

Access to the site is made from two primary drive approaches from E. Harwood Road. The westernmost access is aligned with the access drive to properties on the south side of the road. This alignment of drive approaches could facilitate a traffic signal if one was warranted to handle future traffic load. Additionally, the development would have access to the southbound frontage road on SH 360. All of the internal circulation would be open to all lots, including property under separate ownership, to help ensure appropriate

connectivity between the different uses and for any future development to the property to the north of the development.

Working with the Engineering Department, the developer has completed preliminary engineering of the site to determine appropriate grading and drainage design. It is anticipated that at least two lots will be developed with on-site detention, either within above ground detention ponds or within a below ground storage system.

The mix of commercial types of retail, medical office, restaurants is allowed by right within the C-2 zoning district. The hotel indicated on the site would require a Specific Use Permit for future development. Next steps for the development are the creation of a preliminary plat and site plans for the individual lots.

The Development Services Group has reviewed the land plan and has certified that it meets City standards.

Vice Chairman stated that she appreciated when City staff had the forward thinking to require this type of plan for a development.

Commissioner Owens noted that land plan included two different property owners, and asked if each owner had to consider the approved land plan for development.

Mr. Cook stated that the intent of the Land Plan is to set connectivity and consistency between the lots, and all owners must abide by it.

There were no further questions or comments presented by the Commission.

Vice Chairman Portugal made a motion to approve Case No. 18-01-LP for a Land Plan for Commercial development proposed to be located on 6.8 acres of the Richard Crowley Survey, Abstract 312, 6A2A1 and 6D and Villages of Bear Creek Addition, Block 11, Lot 6A to be replatted as Harwood & SH 360, Block A, Lots 1-6, located at the northwest corner of E. Harwood Road and State Highway 360.

Commissioner Brown seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal and Commission Members: Owens, Brown, Dunckel, and Wilson.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (6-0-0)

ITEM 5. RECOMMENDED APPROVAL OF SITE PLAN NO. 18-08-SP

Senior Planner Stephen Cook gave a brief description of the case. 54th Street Restaurant and Drafthouse is proposing a 7,617 square foot restaurant. The proposed site is located on the northeast corner of Brazos Boulevard and Rio Grande Boulevard, north of Starbucks across Brazos Boulevard. The restaurant will provide an internal seating area and a covered porch area on the southwest corner of the building.

Access to the site will be from a drive approach from Brazos Boulevard. As adjacent lots are developed to the north, cross access will be established between the lots. A drive approach from Rio Grande Blvd. will be constructed when the lot immediately to the north is developed.

The site will contain one hundred twenty four (124) parking spaces. This number exceeds the requirement of one space per one hundred square feet as required by the planned development ordinance. New sidewalks will be constructed along Rio Grande, Brazos Boulevard, and the frontage road. Alternative paving and sidewalks will connect the building directly to the Brazos intersection to aid pedestrian access to the site.

Landscaping will be installed that will include trees planted throughout the site, including along the frontage road, Brazos Boulevard, and Rio Grande Boulevard. Foundation plantings will surround the building, with enhanced plantings placed around the porch area on the southwest corner of the building.

The front entrance to the building faces SH 121. The dominant design feature of the building is the tower element in the center of the structure. The building will be a mixture of brick and a cultured stone veneer. The roof elements will be a standing seam metal roof with a high-radius arch, an element that is repeated over the tower, the prime roofline of the south side of the building, and the entry door awning. Rather than a separate structure external on the site, the rear of the building incorporates a closed area for the solid waste container.

The Development Services Group has reviewed the site plan and has certified that it meets City standards.

There were no further questions or comments presented by the Commission.

Commissioner Wilson made a motion to recommend approval of Case No. 18-08-SP for a Site Plan for Commercial development proposed to be located on 1.86 acres of the Jesse Doss Survey, Abstract 441, Portions of Tracts 6B1H and 4A1, to be platted as Glade Parks Addition, Block D, Lot 4, 2201 State Highway 121.

Commissioner Owens seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal and Commission Members: Owens, Brown, Duncel, and Wilson.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (6-0-0)

ITEM 6. RECOMMENDED APPROVAL OF SITE PLAN NO. 18-10-SP

Senior Planner Stephen Cook gave a brief description of the case. Glade Parks intends to construct a 7,235 square foot commercial lease structure which will include a restaurant, bank, and retail space. The site is located on the south side of the Goodnight Trail entrance from the SH 121 frontage road.

Access to the site will be from a drive approach from Rio Grande Boulevard. As adjacent lots are developed to the south, cross access will be established between the lots.

The site will contain forty-two (42) parking spaces. New sidewalks will be constructed along Rio Grande, Goodnight Trail, and the frontage road. Alternative paving and sidewalks will connect the building directly to the Goodnight Trail intersection to aid pedestrian access to the site.

Landscaping will be installed that will include trees planted throughout the site, including along the frontage road, Goodnight Trail, and a few along Rio Grande Boulevard. Because of the placement of the solid waste container structure, additional junipers will be planted along Goodnight Trail to soften the visibility of the masonry surrounding wall. Foundation plantings will be included in the structure as well as planters to serve as vehicle deterrents along the front of the building.

The building is a masonry structure similar to other pad site leased retail buildings in Glade Parks. A mix of stucco and stone accent the building.

The Development Services Group has reviewed the site plan and has certified that it meets City standards.

There were no further questions or comments presented by the Commission.

Commissioner Dunckel made a motion to recommend approval of Case No. 18-10-SP for a Site Plan for Commercial development proposed to be located on 0.91 acres of the Jesse Doss Survey, Abstract 441, Tracts 6A3, 6A6C, and 6D and to be platted as Glade Parks Addition, Block D, Lot 1, 2321 State Highway 121.

Vice Chairman Portugal seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal and Commission Members: Owens, Brown, Dunckel, and Wilson.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (6-0-0)

ITEM 7. APPROVED REPLAT NO. 16-05-RP

Senior Planner Stephen Cook gave a brief description of the case. The property is located at 3200 W. Euless Boulevard zoned as Planned Development (PD) and Texas Highway 10 Multi-use (TX-10) zoning districts. The applicant proposes to replat the property in order to allow for commercial development and set appropriate easements for the development.

The Development Services Group (DSG) has reviewed and certified that the application has met all of the information required for consideration by the City of Euless. Staff recommends approval of the replat.

There were no further questions or comments presented by the Commission.

Vice Chairman Portugal made a motion to approve Case No. 16-05-RP for a Replat to be located on 11.454 acres on Plaza Grande, Portion of Tract A and all of Tract B; all of Lot 1 and a portion of Lot 2 to be replatted as Plaza Grande, Block A, Lot 1R at 3200 W. Euless Boulevard.

Commissioner Owens seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal and Commission Members: Owens, Brown, Dunckel, and Wilson.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (6-0-0)

ITEM 8. ADJOURN

There being no further business, the meeting was adjourned at 8:07 p.m

Chairman Richard McNeese Date